



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** April 13, 2022

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 10

**SUBJECT:**

PLAN AMENDMENT CASE PA-2022-11600024  
(Associated Zoning Case Z-2022-10700076)

**SUMMARY:**

**Comprehensive Plan Component:** Northeast Inner Loop Community Plan

**Plan Adoption Date:** March 2001

**Current Land Use Category:** “Neighborhood Commercial”

**Proposed Land Use Category:** “Community Commercial”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** April 13, 2022

**Case Manager:** Despina Matzakos, Planner

**Property Owner:** BCBW Holdings LLC

**Applicant:** Jerry Arredondo

**Representative:** Jerry Arredondo

**Location:** 7978 Broadway

**Legal Description:** Lot 101, NCB 11889

**Total Acreage:** 0.3810 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 84

**Registered Neighborhood Associations within 200 feet:** Oak Park – Northwood Neighborhood Association

**Applicable Agencies:** None

## **Transportation**

**Thoroughfare:** Broadway Street

**Existing Character:** Secondary Arterial B

**Proposed Changes:** None known

**Thoroughfare:** East Sunset Road

**Existing Character:** Minor

**Proposed Changes:** None known

**Public Transit:** There are three (3) VIA bus routes within proximity to the subject property.

**Routes Served:** 647, 9, 209

## **COMPREHENSIVE PLAN**

**Comprehensive Plan Component:** Northeast Inner Loop Community Plan

**Plan Adoption Date:** March 2001

### **Plan Goals:**

**Goal 1 Housing and Neighborhood Character** Enhance and preserve the housing and distinctive character of the Northeast Inner Loop neighborhoods.

**Goal 2 Economic and Physical Redevelopment of Austin Highway** Modify Austin Highway to become a more urban, pedestrian and transit-friendly boulevard with a “town center” that is connected to the surrounding neighborhoods and has activities to attract neighborhood residents as well as visitors and people from around the city.

**Objective 2.3 Business Development** Attract new, neighborhood-friendly businesses and infill development that will meet the resident’s daily needs and bring new vitality to the neighborhoods’ commercial centers.

## **COMPREHENSIVE LAND USE CATEGORIES**

**Land Use Category:** “Neighborhood Commercial”

### **Description of Land Use Category:**

Includes smaller intensity commercial uses such as small-scale retail or offices, professional services, and convenience retail and services that are intended to support the adjacent residential uses. Neighborhood commercial uses should be located within walking distance of neighborhood residential areas. Special consideration should be given to pedestrian and bicycle facilities that connect neighborhoods to commercial nodes.

**Permitted Zoning Districts:** O-1, NC, and C-1. (IDZ, PUD, MXD, TOD, and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above).

**Land Use Category:** “Community Commercial”

### **Description of Land Use Category:**

Includes offices, professional services, and retail uses that are accessible to bicyclists and pedestrians and linked to transit facilities. This form of development should be located in proximity to major intersections or where an existing commercial area has been established. Community commercial uses are intended to support multiple neighborhoods, have a larger market draw than neighborhood commercial uses, and attract patrons from the neighboring residential areas. All off-street parking and loading areas adjacent to residential uses should include landscape buffers,

lighting and signage controls. Examples of community commercial uses include, but are not limited to, cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics.

**Permitted Zoning Districts:** O-1.5, NC, C-1, and C-2. (IDZ, PUD, MXD, TOD, and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above).

**ISSUE:**

None.

**FISCAL IMPACT:**

There is no fiscal impact.

**ALTERNATIVES:**

1. Recommend Approval.
2. Make an alternate recommendation.
3. Continue to a future date.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Denial.

The applicant seeks a Plan Amendment to “Community Commercial” to rezone to “C-2” Commercial District. Although the site is located at an intersection, the “Community Commercial” land use designation is not appropriate for the area. Rather, the existing land use designation of “Neighborhood Commercial” is more appropriate given the site’s proximity to single-family residential housing and its usage as a transitional buffer between “Low Density Residential” land use and “Community Commercial” land use on the opposite side of Broadway Street. The existing land use would permit light commercial uses that could support the adjacent residential uses. A higher-intensity land usage would allow for the development of higher-intensity commercial uses that could potentially adversely affect the existing residential community on Sunset Road.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:** Z2022-10700076

**Current Zoning:** "O-1 AHOD" Office Airport Hazard Overlay District

**Proposed Zoning:** "C-2 AHOD" Commercial Airport Hazard Overlay District

**Zoning Commission Hearing Date:** April 19, 2022